

Submitted: September 28, 2017  
Approved: September 28, 2017

**MINUTES OF THE ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MEETING NO. 7-2017  
Tuesday, July 18, 2017**

The City of Rockville Historic District Commission convened  
in the Blue Crab Conference Room on  
July 18, 2017 at 7:00 p.m.

**PRESENT**

Rob Achtmeyer, Chair  
Anita Neal Powell  
Stefanie Tincher

**Absent:** Emily Correll  
Matthew Goguen

**Present:** Sheila Bashiri, Preservation Planner  
Jim Wasilak, Chief of Zoning  
Cindy Walters, Assistant City Attorney

**I. AGENDA REVIEW WORKSESSION (Blue Crab Conference Room)**

Chair Achtmeyer noted that the agenda review worksession occurred and that no decisions were made, and also introduced staff members present.

**II. COMMITTEE / ORGANIZATION REPORTS (Mayor and Council Chamber)**

- A. Peerless Rockville – Nancy Pickard, Executive Director, reported that 75 people attended the first installment of the speaker series on Glenview Mansion. The next speaker in the series will focus on Zelda Fitzgerald, taking place on August 10 at Glenview Mansion. She also noted that Peerless is working with the City on the replacement of both historic walking tour signs and signs at Dawson Farm park. She also attended the meeting on the update of the Historic Resources Management Plan (HRMP) conducted by the City's consultants. A second meeting will take place in September to reach a larger audience. She encouraged all to visit the Peerless Rockville website to submit nominations for the annual Peerless awards.
- B. Lincoln Park Historical Foundation – No report given.
- C. Public Comments/Open Forum – No members of the public spoke.
- D. HDC and Staff Comments – Sheila Bashiri noted that additional notices will be made to reach a wider audience for the September HRMP meeting. Chair Achtmeyer thanked Commissioner Tincher for her valued service, as this will be her last meeting due to her moving out of the City. Chair Achtmeyer asked about lighting fixtures being installed on Pumphrey Funeral Home without approval. He also asked about a fence installed at 201 West Montgomery Avenue, and

whether it had received approval. Jim Wasilak responded that the fence had received a staff approval and that it would be provided to the Commission.

### **III. CONSENT AGENDA**

#### **A. APPROVAL OF MINUTES: June 15, 2017**

#### **B. CERTIFICATES OF APPROVAL**

##### **HDC2017-00862**

**Applicant:** Kiyohiko and Joan Mabuchi

**Address:** 402 West Montgomery Avenue

**Request:** For replacement of the gravel driveway with asphalt

##### **HDC2017-00866**

**Applicant:** Erin Mahony

**Address:** 405 West Montgomery Avenue

**Request:** For replacement of an air conditioning unit

#### **C. MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT APPLICATIONS:**

##### **TAX CREDIT HDC2017-00848**

**Applicant:** Susan Gorant and Douglas Murphey

**Address:** 117 West Montgomery Avenue

**Request:** For removal of a diseased tree at the Historic Lory Villa

##### **TAX CREDIT HDC2017-00856**

**Applicant:** Rob Achtmeyer and Katherine Lenane

**Address:** 26 Wall Street

**Request:** For replacement of deteriorated gutter boards and soffits at the Yearly/Conway House

*Commissioner Tincher moved, seconded by Commissioner Neal Powell, to remove Tax Credit HDC2017-00856 from the consent agenda. The motion passed 3-0, with Commissioners Correll and Goguen absent. Commissioner Tincher then moved, seconded by Commissioner Neal Powell, to approve the revised consent agenda. The motion passed 3-0, with Commissioners Correll and Goguen absent. Commissioner Tincher moved, seconded by Commissioner Neal Powell, to approve Tax Credit HDC2017-00856. The motion passed 2-0, with Chair Achtmeyer abstaining and Commissioners Correll and Goguen absent.*

### **IV. CERTIFICATES OF APPROVAL**

- A. Certificate of Approval HDC2017-00863, Dan Nyquist** – to construct a new dwelling at 19 Martins Lane.

Ms. Bashiri, noting that the Commission did a courtesy review of the application in June, presented the staff report and recommendation, which was for approval.

Elise Polydoroff, Assistant City Forester, explained the tree removals that will occur on the property. Based on her review of the arborist's report, it was determined that the large tree on the site should be removed due to its condition.

Dan Nyquist, property owner and applicant, explained the project and answered questions from Commissioners. Andy Ridgely, the home builder also answered questions.

Craig Moloney, 520 Anderson Avenue, asked about whether the arched roof vent could be larger, as it seems out of scale.

Nancy Pickard of Peerless Rockville stated that she felt that the house would blend into the community better than originally thought. She asked whether the existing driveway could be extended to the other lots, rather than the proposed new driveway, now that the large tree is being removed. The Commission discussed this issue and retained the proposed location of the new driveway.

*Commissioner Tincher moved, seconded by Commissioner Neal Powell, to approve Certificate of Approval HDC2017-00863 as presented in the staff report and including emergency information as part of the package, having been found to meet the Secretary of the Interior's Standard No. 9. The motion passed 3-0, with Commissioners Correll and Goguen absent.*

**B. Certificate of Approval HDC2017-00865, Lewis Parker** – for demolition of a small shed and construction of a new accessory building at 409 West Montgomery Avenue.

Ms. Bashiri presented the staff report and recommendation.

Lewis Parker, applicant and property owner, explained that he wanted to build the structure as a workshop, and that it would not be used as a garage.

Craig Moloney, of CEM Architects and architect for the project, stated that a car could fit into the building, and answered additional questions from the Commission.

Nancy Pickard of Peerless Rockville asked Ms. Bashiri about the addresses shown on the Sanborn maps.

*Commissioner Neal Powell moved, seconded by Commissioner Tincher, to approve Certificate of Approval HDC2017-00865, based on the finding of compliance with Secretary of the Interior's Standard for Rehabilitation #9. The motion passed 3-0, with Commissioners Correll and Goguen absent.*

## **V. DISCUSSION**

### **A. Old Business**

- a. Update of Draft Historic Preservation Text Amendment** – Jim Wasilak noted that, due to the Mayor and Council’s meeting schedule and full agendas, the text amendment is on hold but would be coming to the Mayor and Council in the future for a discussion and potential authorization to file, and that the HDC would then consider it at a subsequent meeting for recommendation. Staff is taking the opportunity to further review the draft.
- b. Property Owner Packet of Information** – Chair Achtmeyer showed the packet that was provided to homeowners in the 1990s, and that the City should consider providing such information again

## **VI. ADJOURN**

There being no further business to come before the Commission, Chair Achtmeyer adjourned the meeting at 9:19 p.m.